

## Proposed Amendment to Section 30, Historic Design District (HDD)

### 30-1 Purpose

The purpose of the Historic Design District is to:

- (a) prevent the potential loss of significant exterior historic factors and public buildings;
- (b) preserve the visual character and appearance of historic buildings that are on the National Register of Historic Places;
- (c) reduce traffic impacts on local streets and intersections;
- (d) provide additional parking;
- (e) discourage traffic generation and parking demand during peak periods on the local streets; and,
- ~~[(f) encourage residential land uses; and,]~~
- ~~[(g)]~~ (f) encourage visual and physical access to and along the waterfront.

Such special purpose districts should be limited to areas where buildings are on the National Register, where areas are served by public utilities, where areas are served by mass transit, where areas have frontage on two State Highways, and where areas have frontage on the Saugatuck River and areas where buildings are recommended to be preserved by the HDC.

### 30-2.2 Special Permit Uses

(h) Business, professional, ~~[insurance, real estate]~~ and other offices, excluding healthcare professional, ~~[and] medical, insurance and real estate brokerage offices open to the general public, [on the upper floors only (not ground floor) and not to exceed 10%], provided that not less than 10% of the sum of gross floor area of all buildings existing on the effective date of the HDD[-] shall be reserved for retail or restaurant use.~~